

Sent: 25 November 2025 10:35

Subject: 2025/92993 at location rear of, 9, Riley Lane, Kirkburton, Huddersfield, HD8 0RZ

Please see ecological commentary below:

Designations

No issue

Onsite habitats and species.

The site appears to consist of trees, hedgerow, shrubs, and grassland. These habitats would be highly suitable for a number of protected species (including bats, birds, reptiles, amphibians, hedgehogs).

The site is within 100m of multiple water bodies/watercourses and priority habitats (deciduous woodland).

Further information is required prior to decision. Several records for protected and priority species and habitats are present within 1km of the site. A Preliminary Ecological Appraisal is therefore required prior to decision to assess the site habitats, the likely presence of protected and/or priority species, and the value of site habitats to protected and/or priority species.

Reason: In the interests of biodiversity and in accordance with LP30 and NPPF15.

BNG

The BNG metric provided raises the following concerns.

Competent person

It is not mentioned that those who completed the Ecological Impact Assessment, and the Statutory Metric met the requirements for a competent person as stated in BS 8683:2021. Please can training and experience be mentioned with regards to this?

Photos

There is a lack of photos to demonstrate the habitats on-site.

Priority habitat within 500m

As mentioned about the site is near to a priority habitat (deciduous woodland). Therefore, the main metric, not the small sites metric will need to be used instead. The main metric will need to be completed by a Suitably Qualified Ecologist and contain a BNG assessment, which accompanying HCA assessment and excel format of the metric.

Site walkover:

There is no mention of a site walkover being completed.

Site habitats

It is the opinion of the council ecologist that the habitats mentioned in the metric do not represent the habitats observed to be onsite via desktop review.

Result

By virtue of a lack of accurate and updated information, an assessment of how 10% biodiversity net gain will be achieved is not possible and as such, if granted planning permission, there is no guarantee if 10% biodiversity net gain will be achieved, hence would be contrary to Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Suggested conditions

TBC following provision of PEA and appropriate BNG assessment (with photographic evidence and landscaping plans)

Many thanks,
Katie

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